

**Note: The following case(s) is/are included in this ad.**

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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>03-285</u></a>	<a href="#"><u>HILDA MUÑOZ &amp; LAURA GALICIA</u></a>
<a href="#"><u>04-034</u></a>	<a href="#"><u>CLAUDIO SOBERANES</u></a>
<a href="#"><u>04-138</u></a>	<a href="#"><u>BISMARCK CONSTRUCTION, INC.</u></a>
<a href="#"><u>04-172</u></a>	<a href="#"><u>JOSE F. TOSTE</u></a>
<a href="#"><u>04-200</u></a>	<a href="#"><u>DAVID CONCEPCION</u></a>
<a href="#"><u>04-239</u></a>	<a href="#"><u>FERNANDO D. VALIENTE</u></a>
<a href="#"><u>04-264</u></a>	<a href="#"><u>RICARDO &amp; ESTELA FERNANDEZ</u></a>
<a href="#"><u>04-271</u></a>	<a href="#"><u>ALBERTO &amp; ESTRELLA FIGUEROA</u></a>
<a href="#"><u>04-273</u></a>	<a href="#"><u>ANA AGUILAR, ARLENE ARMAS &amp; ANA C. AGUILA</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 10/19/04 TO THIS DATE:

HEARING NO. 04-10-CZ10-1 (04-34)

14-54-40  
Council Area 10  
Comm. Dist. 6

APPLICANT: CLAUDIO SOBERANES

- (1) Applicant is requesting to permit an office building with a lot coverage of 49.11% (40% permitted).
- (2) Applicant is requesting to permit the office building setback 16' (20' required) from the front (east) property line.
- (4) Applicant is requesting to permit the office building setback varying from 9.67' to 13.5' (15' required) from the interior side (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Office Lofts," as prepared by Berry Rincon Studio, consisting of 7 sheets, dated, signed and sealed 9/30/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 9 & 10, less the east 10', SUBDIVISION CENTRAL MANOR, Plat book 16, Page 19.

LOCATION: 2506 S.W. 67 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.13 Acre

PRESENT ZONING: BU-1 (Neighborhood – Business)

HEARING NO. 04-12-CZ10-1 (03-285)

19-54-40  
Council Area 10  
Comm. Dist. 10

APPLICANTS: HILDA MUÑOZ & LAURA GALICIA

Applicant is requesting to permit an addition to a single-family residence setback a minimum of 13.88' (25' required) from the rear (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "As-Built Drawings & Remodeling for Laura Galicia," as prepared by Filer & Hammond Architects, Inc., dated 6/9/03 and consisting of 5 sheets; Sheet A-1 last revised 8/12/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 7, Block 62, WESTWOOD LAKE 4<sup>TH</sup> ADDITION, Plat book 65, Page 16.

LOCATION: 11430 S.W. 51 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 100' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 04-12-CZ10-2 (04-138)

10-54-39  
Council Area 10  
Comm. Dist. 11

APPLICANT: BISMARK CONSTRUCTION, INC.

AU to RU-1M(a)

SUBJECT PROPERTY: A portion of a tract in the plat of J. G. HEAD'S FARMS, Plat book 46, Page 44, and more particularly described as follows:

All of that portion of Tract 24, lying in Section 10, Township 54 South, Range 39 East, as shown on the aforementioned plat of J. G. HEAD'S FARMS, less the west 369.5' thereof, reserving the south 35' thereof, for road purposes.

LOCATION: The Northwest corner of theoretical S.W. 144 Avenue & theoretical S.W. 18 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2 Acres Gross

AU (Agricultural – Residential)  
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

APPLICANT: JOSE F. TOSTE

- (1) Applicant is requesting to permit a single-family residence setback 21.5' from the front (east) property line (25' required).
- (2) Applicant is requesting to permit a covered terrace addition to the residence setback 13.16' from the rear (west) property line (25' required).
- (3) Applicant is requesting to permit an addition to the residence setback 4.75' from the interior side (north) property line (7.5' required).
- (4) Applicant is requesting to permit the residence with a lot coverage of 43.8% (35% permitted).
- (5) Applicant is requesting to waive the zoning regulations requiring all accessory uses to be located behind the principal building to permit a fountain in front of the residence and setback 15.5' from the front (east) property line (75' required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Garage Renovation Legalization," as prepared by Ruben J. Pujol, Architect and dated last revised 4/5/04 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 43, Block 14, INTERNATIONAL GARDENS, SECTION THREE, Plat book 103, Page 82.

LOCATION: 1620 S.W. 126 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

HEARING NO. 04-12-CZ10-4 (04-200)

10-54-39  
Council Area 10  
Comm. Dist. 11

APPLICANT: DAVID CONCEPCION

AU to RU-1M(a)

SUBJECT PROPERTY: The north ½ of Tract 26, of J. G. HEAD'S FARMS, in Section 10, Township 54 South, Range 39 East, Plat book 46, Page 44.

LOCATION: Lying west of S.W. 144 Avenue & approximately 330' south of theoretical S.W. 18 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.49± acres gross

AU (Agricultural – Residential)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 04-12-CZ10-5 (04-239)

13-54-40  
Council Area 10  
Comm. Dist. 6

APPLICANT: FERNANDO D. VALIENTE

- (1) Applicant is requesting to permit a single-family residence with a lot coverage of 38% (30% permitted).
- (2) Applicant is requesting to permit the proposed addition and the existing residence setback a minimum of 4.8' from the interior side (west) property line (5' required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Addition to Residence for Mr. & Mrs. Valiente at 6349 S.W. 31 Street," as prepared by Orlando M. Fortun Consulting Engineers, P. A., dated 4/26/04 and consisting of one sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 10, Block 23, CORAL VILLAS, REVISED, Plat book 8, Page 27.

LOCATION: 6349 S.W. 31 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 150'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 04-12-CZ10-6 (04-264)

8-54-41  
Council Area 10  
Comm Dist. 6

APPLICANTS: RICARDO & ESTELA FERNANDEZ

Applicant is requesting to permit an addition to a single-family residence setback 14'10" (25' required) from the rear (south) property line and to permit the single-family residence and addition setback 7'4" (7'6" required) from the interior side (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Proposed Addition for Estela Fernandez," as prepared by William Plasencia, dated revised 5/25/04 and consisting of 1 sheet. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 8 & Lot 9, less the west 25' thereof, Block 9, SANJACINTO, Plat book 20, Page 61.

LOCATION: 4560 S.W. 15 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.172 Acre

PRESENT ZONING: RU-1 (Single Family Residential)



APPLICANTS: ALBERTO & ESTRELLA FIGUEROA

- (1) Applicant is requesting to permit a covered terrace addition to a single family residential setback 10' (15' required) from the side street (east) property line.
- (2) Applicant is requesting to permit a swimming pool setback 5' (10' required) from the interior side (west) property line and setback 7' (7.5' required) from the rear (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by Alberto Figueroa and dated 7/7/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 12, Block 1, COSAR SUBDIVISION, Plat book 150, Page 90.

LOCATION: 14502 S.W. 38 Lane, Miami-Dade County, Florida.

SIZE OF PROPERTY: 54' x 100'

PRESENT ZONING: RU-1Z (Single Family Zero Lot Line)

HEARING NO. 04-12-CZ10-8 (04-273)

15-54-40  
Council Area 10  
Comm. Dist. 10

APPLICANTS: ANA AGUILAR, ARLENE ARMAS & ANA C. AGUILA

Applicant is requesting to permit an addition to a single-family residence setback a minimum of 16.17' (25' required) from the rear (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Ana Aguilar, Proposed Site Plan," as prepared by Richard Garcia, P. E., consisting of 3 sheets and dated 6/5/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 10, FIRST ADDITION TO BAKER MANOR, Plat book 62, Page 17.

LOCATION: 8000 S.W. 36 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 80' x 107'

PRESENT ZONING: RU-1 (Single Family Residential)